

Planning and Community Development

Mission

The mission of the Department of Planning and Community Development is to guide the development of the City through effective measures of planning, design review, construction plan approval, code compliance, and housing preservation and assistance.

Summary of Operations

The Department is comprised of five major units:

- **Office of the Commissioner** provides leadership, policy direction, and centralized staff support for the Bureaus of Buildings, Code Compliance, Housing, and Planning. Support services include administration, budget, personnel management, legislative liaison, policy collaboration and coordination, technical support, and management of the Bureau's workload functions.
- **Bureau of Planning** is the City's planning source for establishing an action plan for the integration of land use with housing, transportation, historic preservation and community and economic development. The Bureau is responsible for administering land development regulations inclusive of zoning, subdivision and historic designations (Urban Design Commission). The Bureau is also responsible for the development of the Comprehensive Development Plan, the Capital Improvement Plan, the management of the ATL GIS system and the Neighborhood Planning Unit system.
- **Bureau of Buildings** enforces the Codes adopted by the City of Atlanta to ensure minimum standards for the construction, repair, demolition, occupancy and maintenance of buildings, structures and properties. The Bureau reviews, approves, and issues all permits required by the City's Codes for the repair, alteration or addition to all public and private buildings and structures; as well as, permits for new construction. The permit center assists property owners in their effort to ensure that buildings are in compliance with the standards set forth in the City's Codes. This Bureau is also responsible for issuing tree removal permits for trees on private property.
- **Bureau of Housing (BOH)** promotes the development of affordable workforce housing and community development policies and provides fiscal oversight and management for development contracts and programs valued in excess of \$30M. BOH encourages partnerships with both public and private developers of

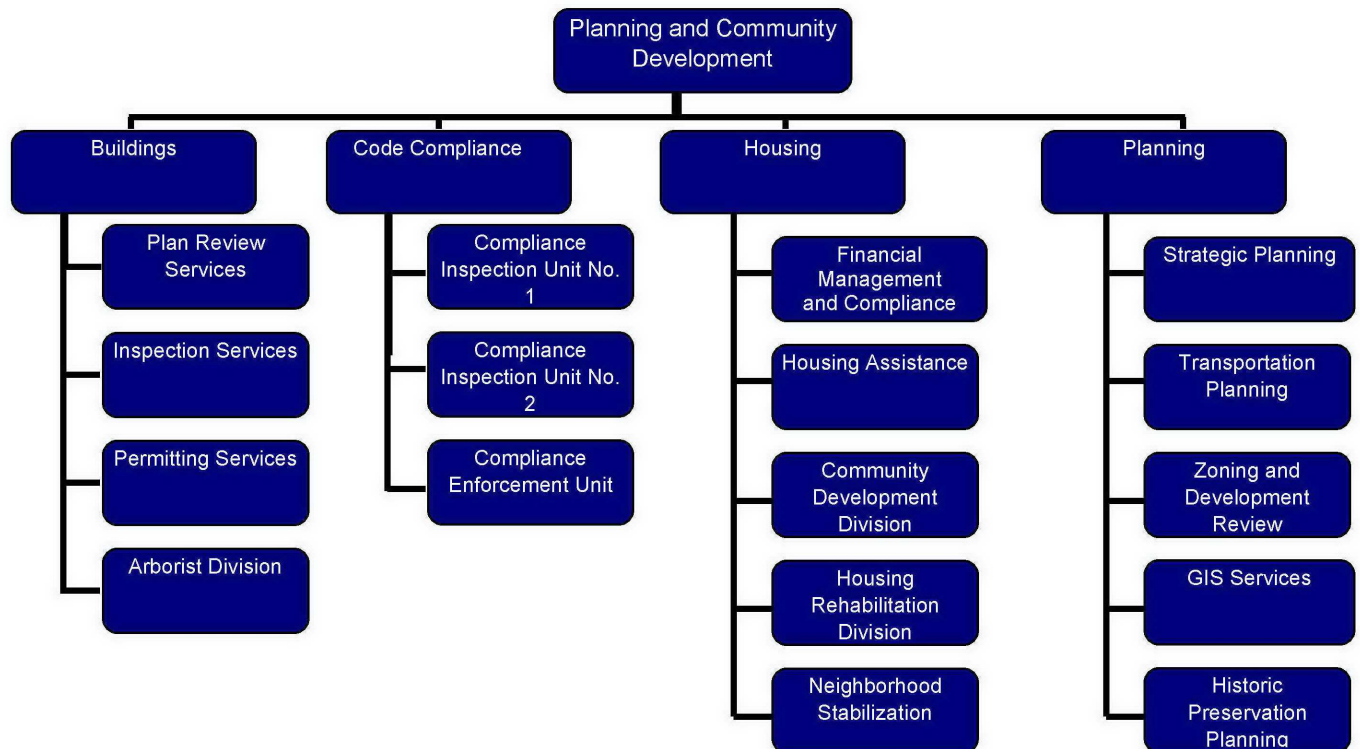


James Shelby
Commissioner
404 330 6037
jshelby@atlantaga.gov

workforce affordable housing. The BOH also provides rental assistance and financing of affordable rental developments.

- **Bureau of Code Compliance** is responsible for the inspection and enforcement of residential and commercial properties that violate the Atlanta Housing Code, Commercial Maintenance and Industrial Code, and/or the Zoning Ordinance. The Bureau also houses and administers the In Rem Program that is responsible for preparing cases for the In Rem Review Board in connection with the demolition or cleaning and securing of vacant and dilapidated structures throughout the City.

Organization Chart



ATLStats Performance Metrics for Planning & Development

Performance Measure	2008 Actual	2009 Target	2010 Target
Median No. of Days to Permit - New Commercial	127	90	90
Median No. of Days to Permit - New Residential	45	30	30
Average Days to Compliance - Highly Hazardous	52	30	30
Average Days to Compliance - Zoning Violations	136	90	90
Average Days to Compliance - Property Maintenance	71	45	45
Number of Original Inspections	1,203	1,866	1,866
Number of Housing Units Rehabilitated	403	147	147
Percent of Variance completed within 90 days	67.6%	70%	70%

*FY09 Summary of Accomplishments & FY10 Proposed Program Highlights
Planning & Community Development*

FY09 Accomplishments:

- ❖ Launched the GIS Web Based System
- ❖ Completed the Connect Atlanta Transportation Plan
- ❖ Launched ePlans for Online Building Permits
- ❖ Launched the Code Enforcement Status Website and reorganized the Bureau's structure to emphasize compliance.
- ❖ Resolved 90% of HUD Monitoring Findings. Saved the City \$1.4 M in sanctions by identifying a non general fund source to offset HUD repayment.

FY10 Proposed Program Highlights:

- ❖ Develop a fast-track process to assist owners and builders with renovation permits of foreclosure properties.
- ❖ Improve neighborhood quality of life through the continued development and acceleration of the In Rem Program in order to abate violations involving open/vacant/dilapidated properties.
- ❖ In collaboration with Watershed Management, development of an environmental friendly subdivision ordinance.
- ❖ Redevelop foreclosed and abandoned properties through the Neighborhood Stabilization Program and the HOME Investment Partnerships program.
- ❖ Update the City's Impact Fee Study.



FY10 Budget Highlights

Department of Planning & Community Development

Section 1

Department Summary	FY08 Actual		FY09 Budget		FY10 Budget		Variance (FY09 to FY10)
Personnel	\$	14,408,859	\$	12,860,855	\$	8,531,819	\$ (4,329,036)
Operating	\$	6,142,558	\$	2,285,937	\$	1,635,450	\$ (650,487)
Total Budget	\$	20,551,416	\$	15,146,792	\$	10,167,269	\$ (4,979,523)

Section 1.a

Personnel Cost Highlights	FY08 Actual		FY09 Budget		FY10 Budget		Variance (FY09 to FY10)
Salary - Full Time	\$	9,996,373	\$	8,851,789	\$	6,186,563	\$ (2,665,226)
Salary - Part-Time & Temporary	\$	56,457	\$	-	\$	-	\$ -
Overtime	\$	21,294	\$	-	\$	-	\$ -
Health Benefits	\$	1,433,260	\$	1,336,413	\$	960,744	\$ (375,669)
Pension	\$	2,753,766	\$	2,587,570	\$	1,339,512	\$ (1,248,058)
Other Personnel	\$	147,709	\$	85,083	\$	45,000	\$ (40,083)
Total Personnel	\$	14,408,859	\$	12,860,855	\$	8,531,819	\$ (4,329,036)

Section 1.b

Operating Cost Highlights	FY08 Actual		FY09 Budget		FY10 Budget		Variance (FY09 to FY10)
Consulting & Contracted Serv.	\$	2,506,827	\$	121,291	\$	445,120	\$ 323,829
Repair & Maintenance	\$	919,333	\$	813,014	\$	149,796	\$ (663,218)
Communications	\$	144,196	\$	172,530	\$	218,724	\$ 46,194
Professional Development	\$	47,224	\$	81,725	\$	23,616	\$ (58,109)
Supplies	\$	488,108	\$	205,363	\$	167,484	\$ (37,879)
Utilities, Energy	\$	1,166,387	\$	-	\$	-	\$ -
Small Equipment (< \$5,000)	\$	520,392	\$	30,000	\$	26,004	\$ (3,996)
Capital (≥ \$5,000)	\$	(34,595)	\$	5,000	\$	5,000	\$ -
Motor Equipment	\$	254,583	\$	263,206	\$	177,530	\$ (85,676)
Debt Service	\$	-	\$	-	\$	-	\$ -
All Other Line Items	\$	130,102	\$	593,808	\$	422,176	\$ (171,632)
Total Operating	\$	6,142,558	\$	2,285,937	\$	1,635,450	\$ (650,487)

4.27.09



FY10 Budget Highlights

Department of Planning & Community Development

Section 2

Authorized Position Count	FY09	FY10	Change
Full-Time	174	128	-46
Sworn	0	0	0
Civilian	0	0	0
Total	174	128	-46

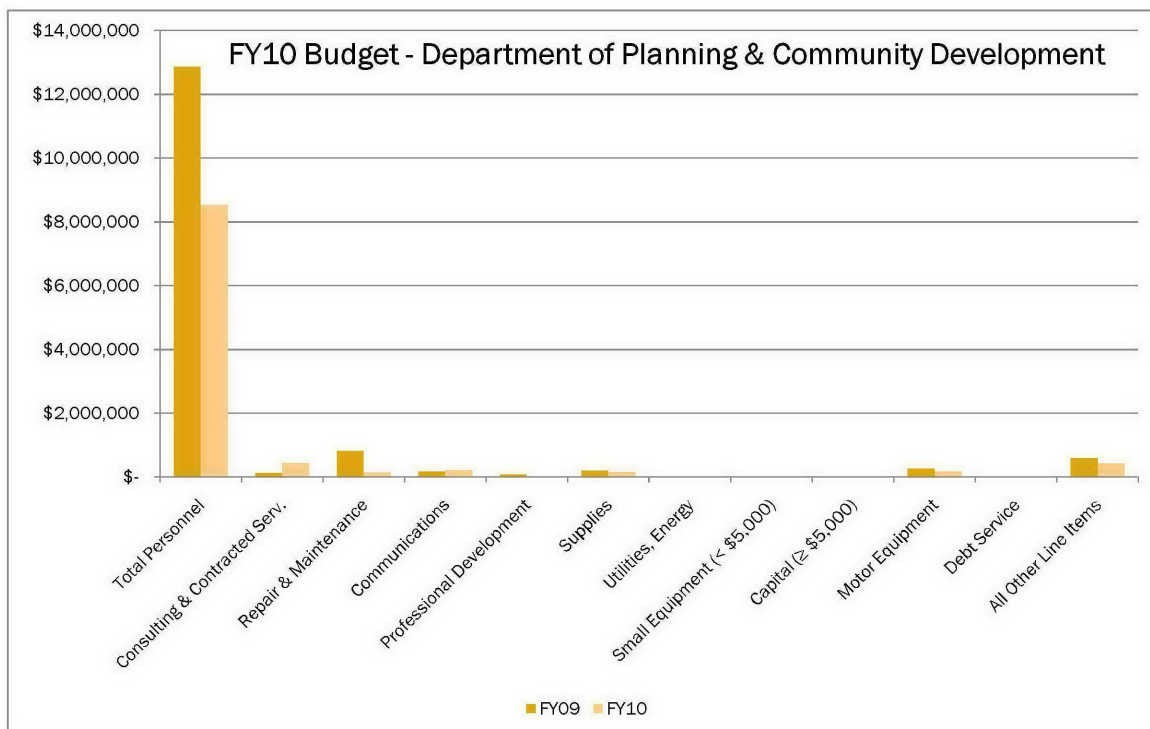
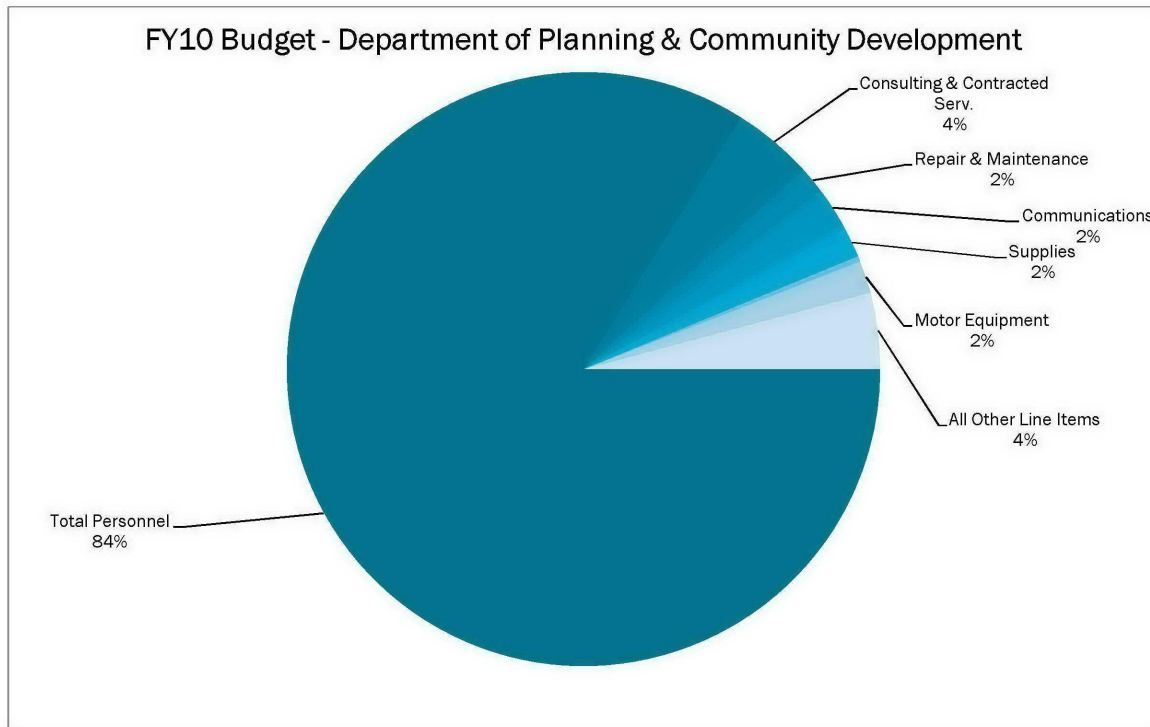
Section 2.a

Personnel Cost Highlights	Variance (FY09 to FY10)	Explanation
Salary - Full Time	\$ (2,665,226)	Decrease in cost due to annualizing FY09 position reductions
Salary Part-Time	\$ -	Not Applicable
Overtime	\$ -	Not Applicable
Health Benefits	\$ (375,669)	Decrease due to annualizing FY09 position reductions
Pension	\$ (1,248,058)	Decrease due to annualizing FY09 position reductions and reduction in pension rate
Other Personnel	\$ (40,083)	Decrease due to workers comp reduction.
Total Personnel	\$ (4,329,036)	

Section 2.b

Operating Cost Highlights	Variance (FY09 to FY10)	Explanation
Consulting & Contracted Serv.	\$ 323,829	Housing Study, Brownsfield Grants match in Planning, clean closed properties
Repair & Maintenance	\$ (663,218)	Decrease due to annualizing FY09 Administrative Savings.
Communications	\$ 46,194	New hand held devices in Codes and Buildings
Professional Development	\$ (58,109)	Decrease due to annualizing FY09 Administrative Savings.
Supplies	\$ (37,879)	Decrease due to annualizing FY09 Administrative Savings.
Utilities, Energy	\$ -	Not Applicable
Small Equipment (< \$5,000)	\$ (3,996)	Decrease due to annualizing FY09 Administrative Savings.
Capital (≥ \$5,000)	\$ -	Decrease due to annualizing FY09 Administrative Savings.
Motor Equipment	\$ (85,676)	Decrease in staff (insp. in Buildings) = less usage of motor equip./repairs- AWDA.
Debt Service	\$ -	Not Applicable
All Other Line Items	\$ (171,632)	Decrease due to annualizing FY09 Administrative Savings.
Total Operating	\$ (650,487)	

4.27.09



4.27.09



[illegible]

6-14.8

